

Welcome to the February 6, 2023, WDM Development & Planning Council Subcommittee

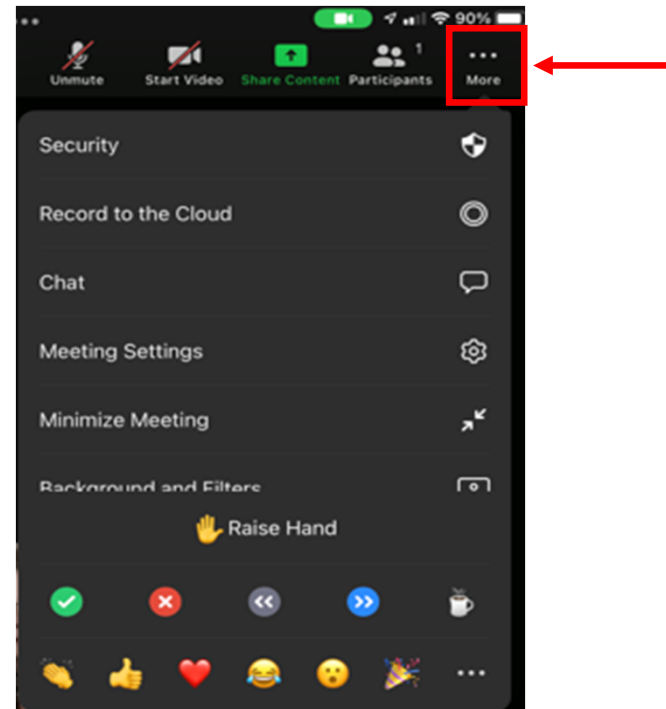
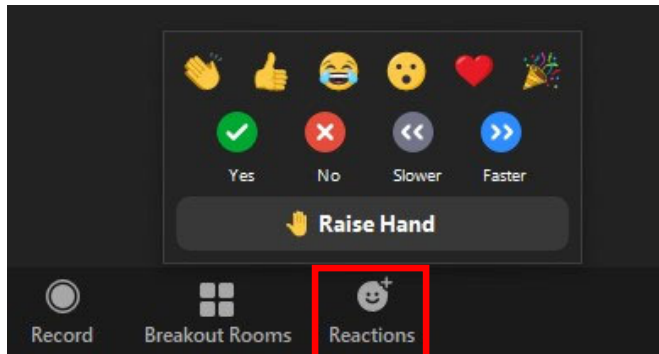
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting.
- If you would like to comment, please raise your hand to indicate you wish to speak. The Subcommittee Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:

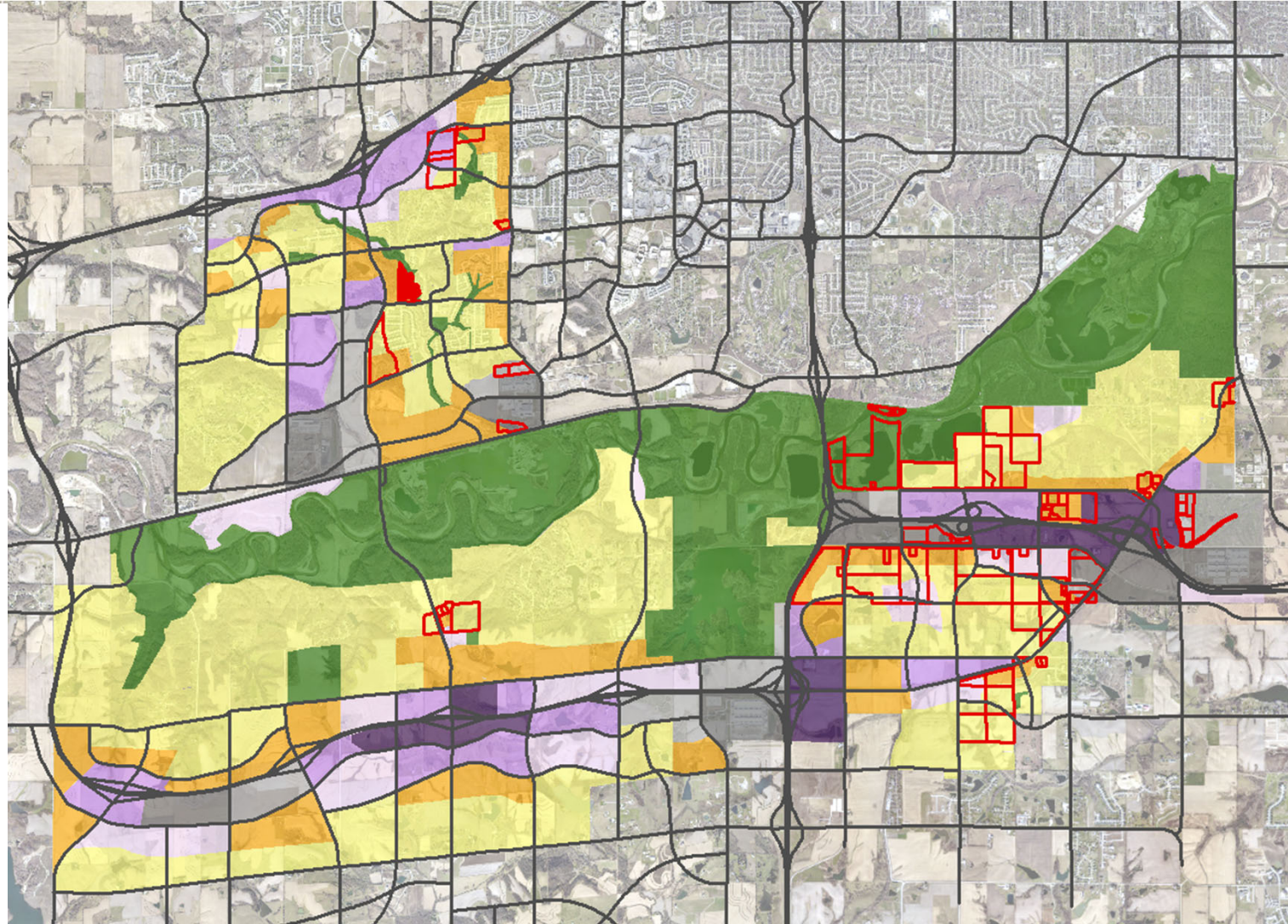


Discussion Item #1: Zoning for Incompatible Land Use in Undeveloped Areas

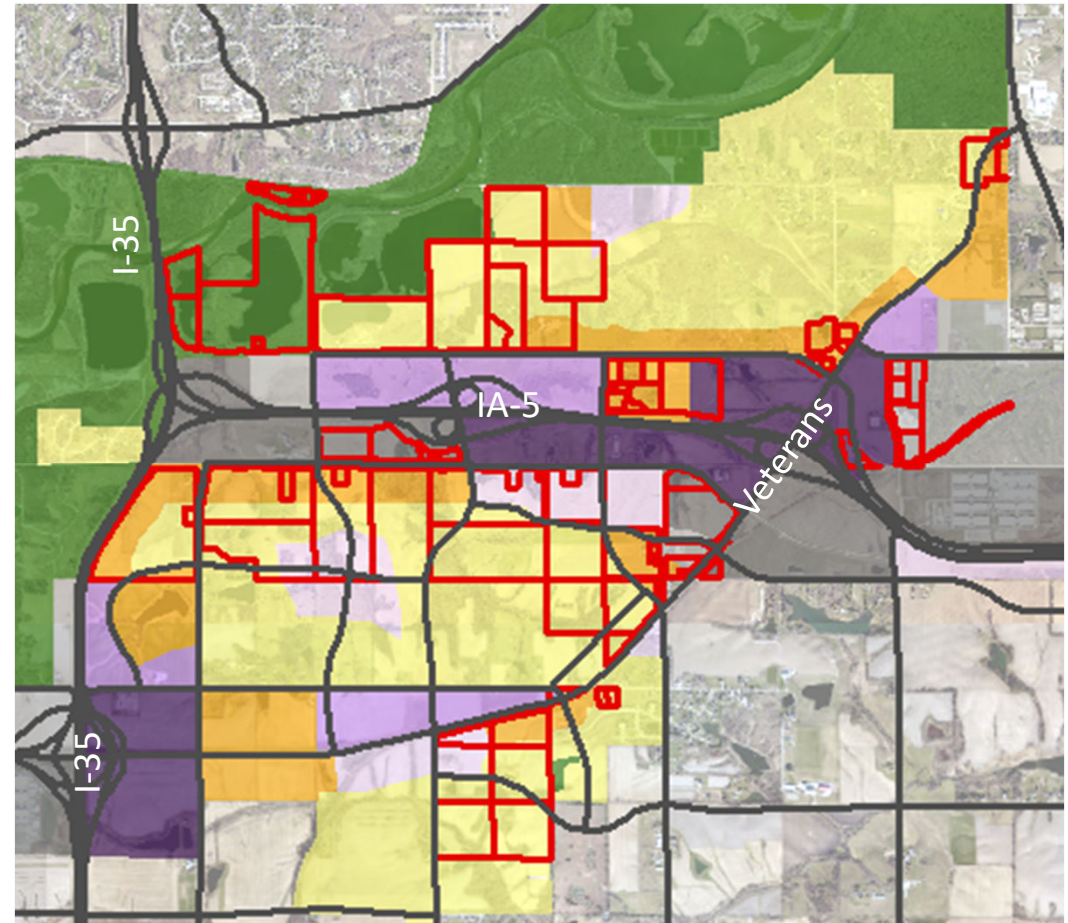
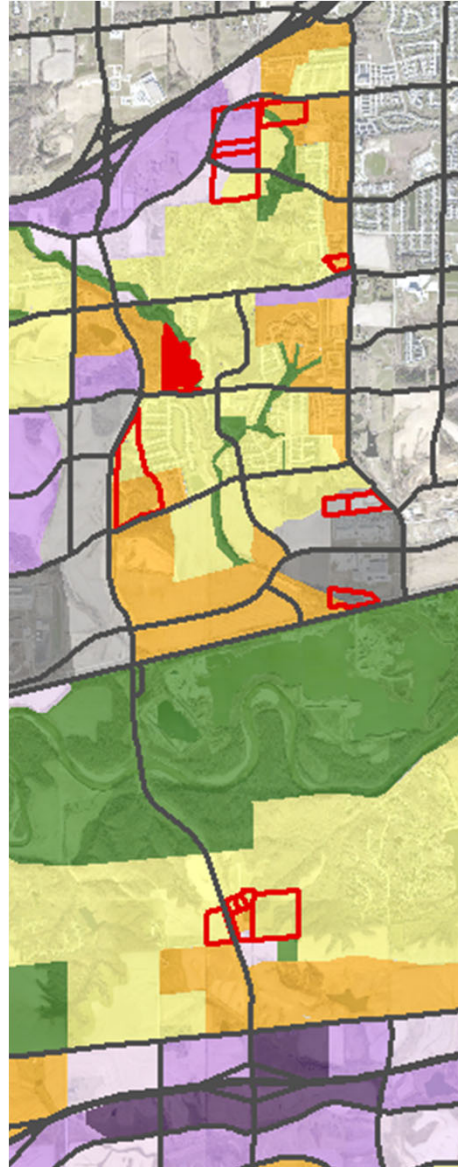
Map identifies parcels (RED outline) where current adopted zoning districts are inconsistent with new land use designations.

Reasons for inconsistency:

- Developed parcels with discrepancy in the boundary lines:
 - land use and zoning lines don't always align exactly at parcel lines – i.e. water ways, environmental areas, ROW.
 - land use boundary extends to the center line of the street; zoning extends only to property lines.
- Change in land use from previous designations – a large area of the SE corner of the city changed from warehouse retail/office land use to residential land uses.

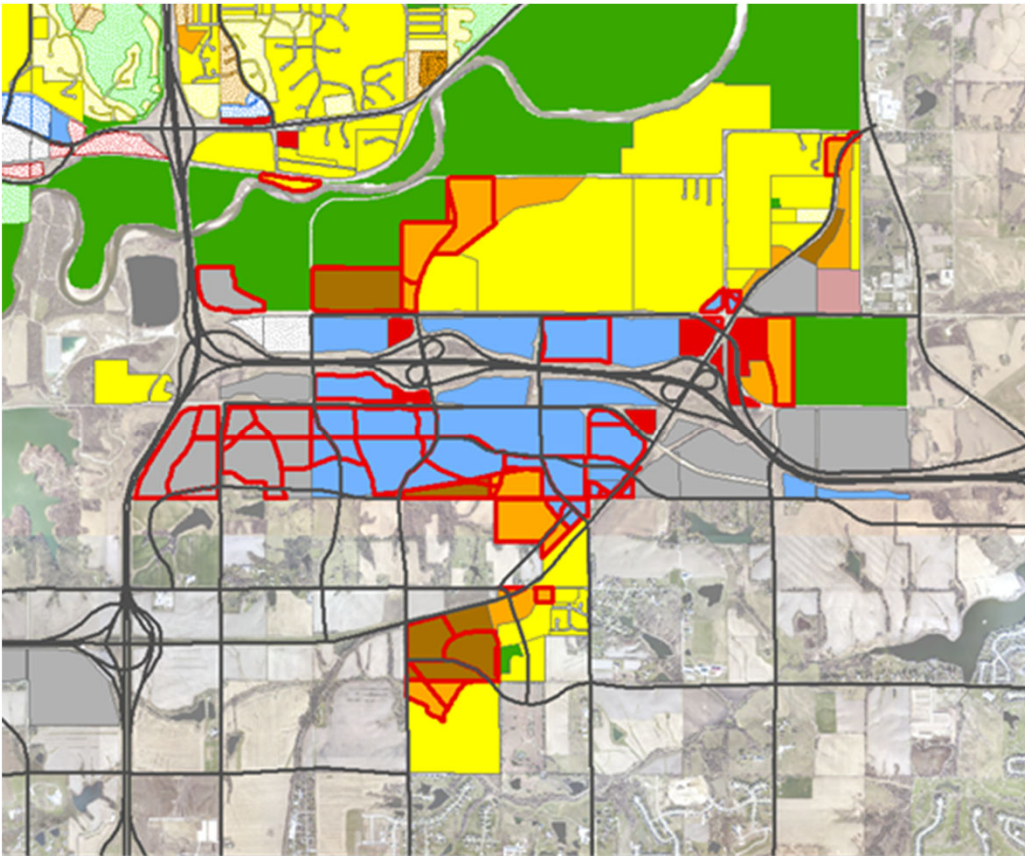


For the areas that are inconsistent due to the boundary alignment of the maps but already developed, staff will process a zoning amendment to apply consistent zoning with the current land use and the existing development.

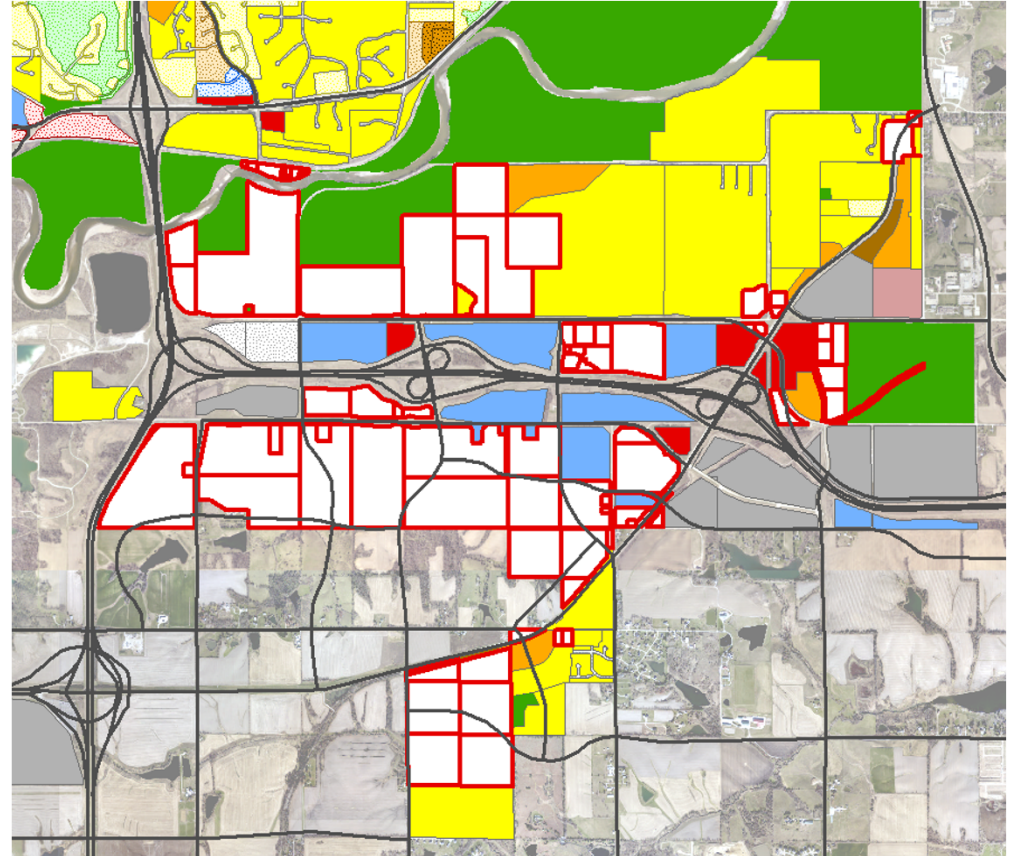


For undeveloped properties, staff will repeal zoning for the highlighted (**RED**) parcels above. Zoning districts would be evaluated and applied when a development is considered in the future for the parcel.





Current zoning map with incompatible areas



Zoning Map with proposed repealed areas shown in white - reflects property boundaries



Upcoming Projects

To participate on this item:

- The Subcommittee Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you can unmute.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
- **If you are participating by computer or tablet, the raise your hand and mute/unmute functions can be found on the Zoom toolbars**
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.

When you unmute – please state your name and address for the record before you make your comments.

Item a: US Cellular Cell Tower Side Yard Setback Variance

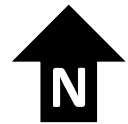
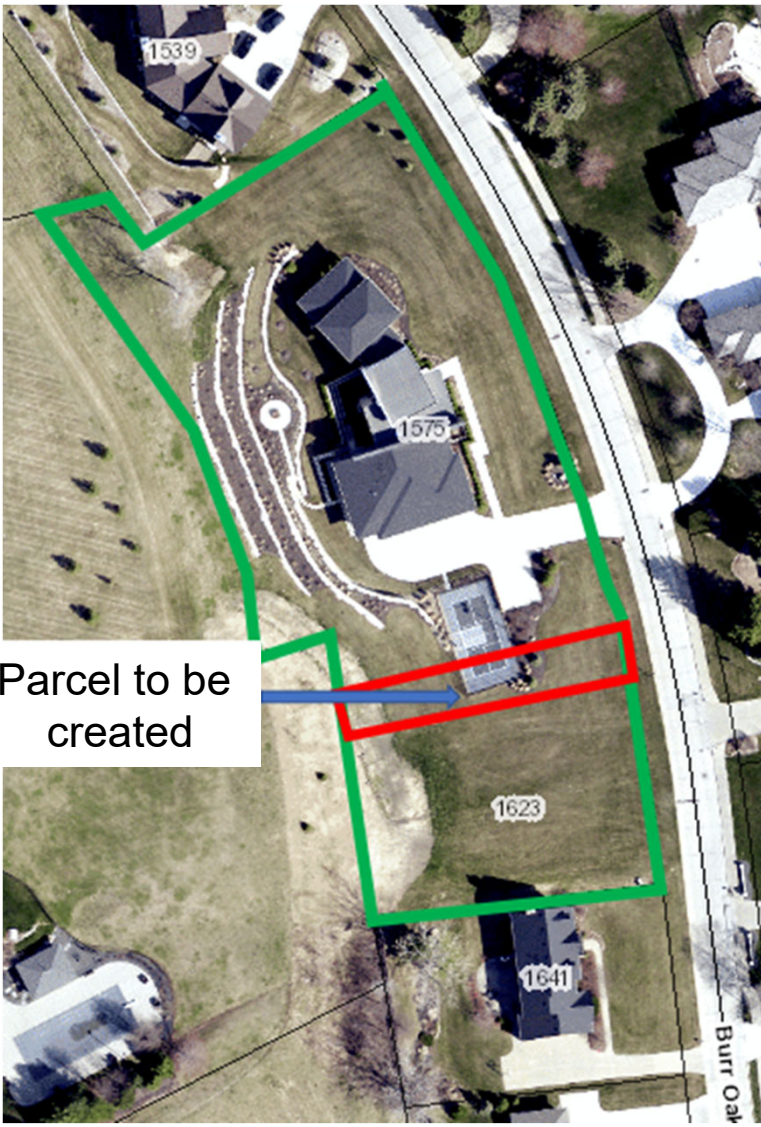
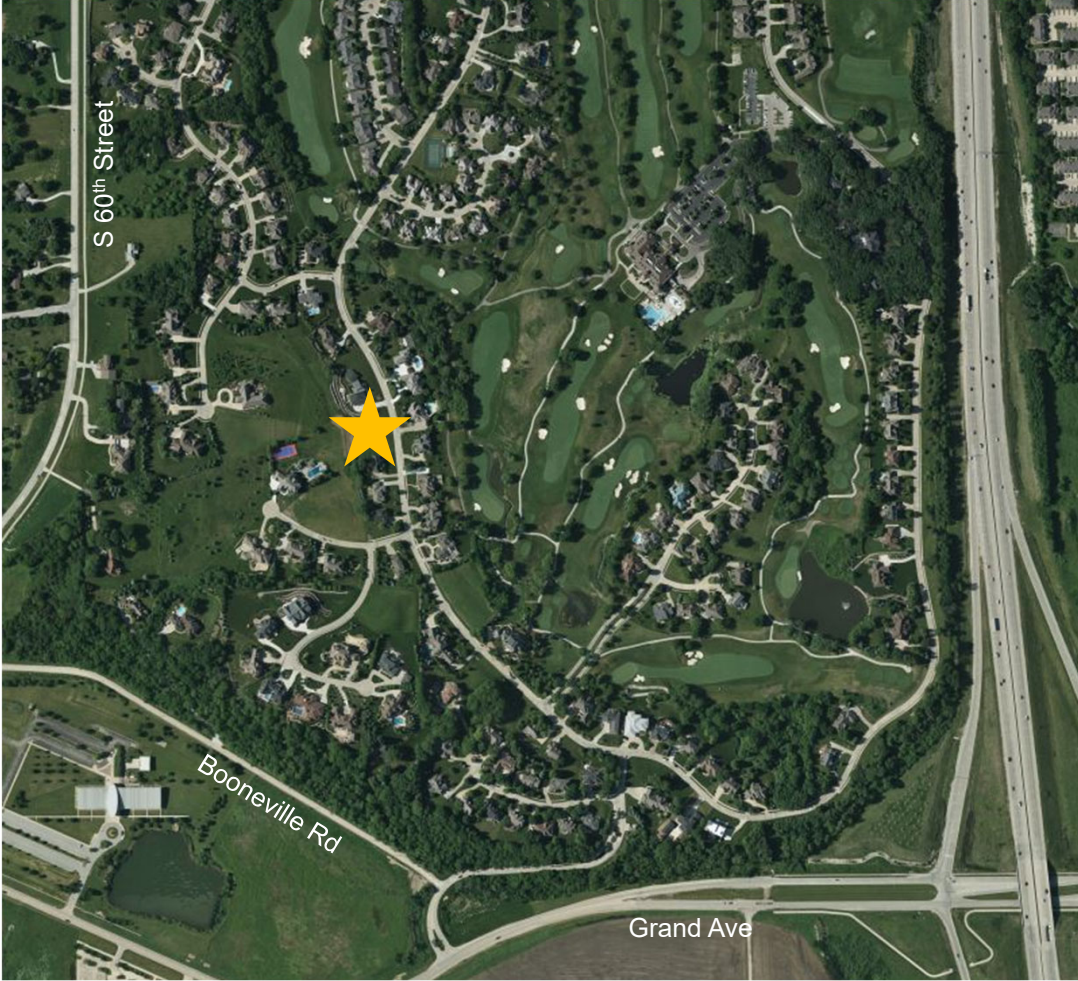


Item b: Amend City Code to modify building separation requirement for accessory structures

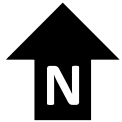
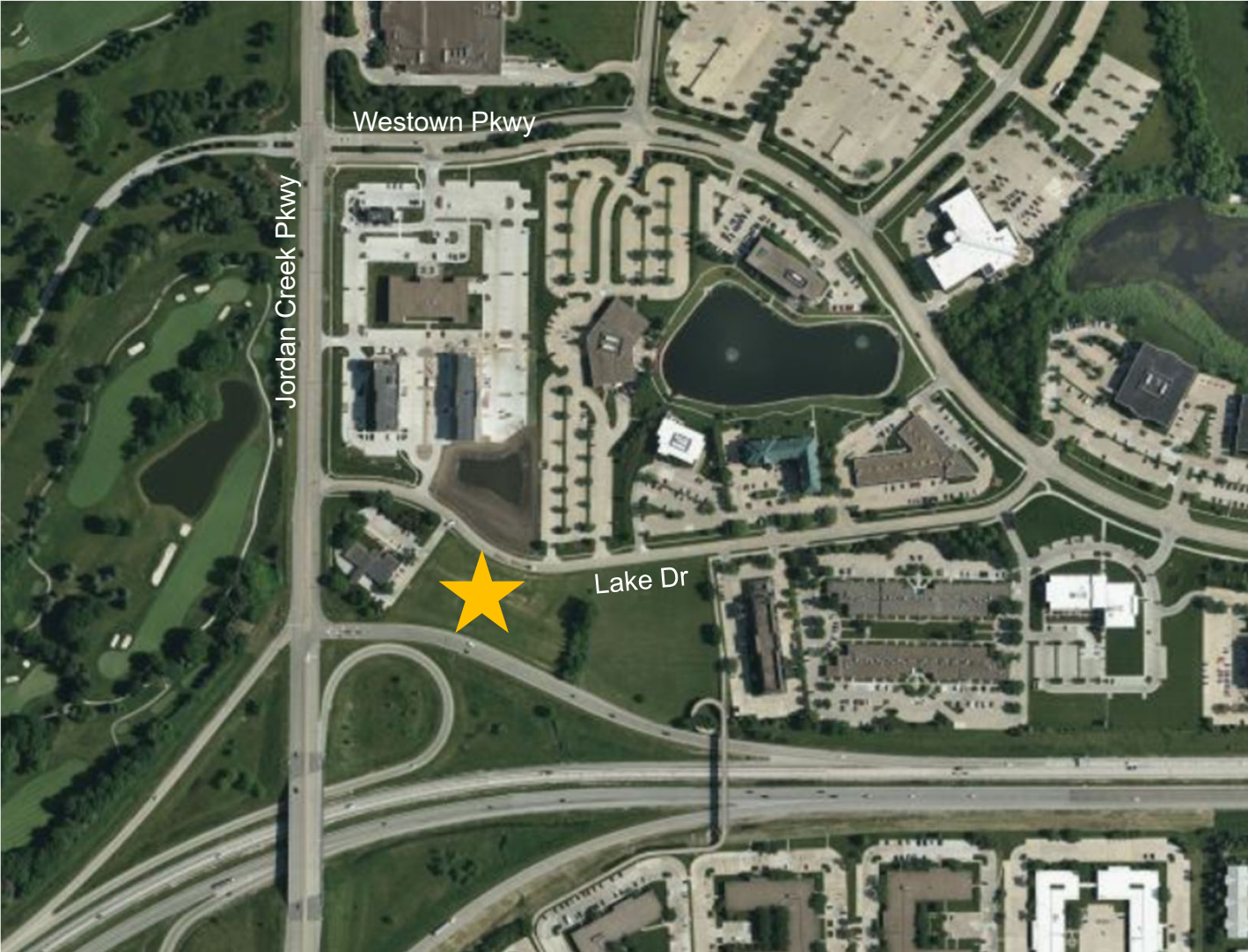
- Amendment:
 - to reduce the minimum separation requirement between detached accessory structures and other structures on the lot from 10 feet to 5 feet for single family residential zoning districts.
 - Clean up of the Detached Accessory Structure Setback tables to add building height to the single-family table and reorganization of the multi-family accessory structure requirements into one location.
- Allow greater flexibility in use of yard and location of accessory structures on the lot.
- Amendment from 10 feet to 5 feet meets minimum building/fire separation requirements that have been reduced from previous codes.

Required Standards	OS	RE	RS		R-1	SF-CR	SF-VJ	MH ²	VJHB
			<8,000'	>8,000'					
Front yard setback ¹	50'	50'	30'	35'	30'	20'	20'	20'	20'
1,000 sqft or less, Rear and side yard setback	5'	5'	5'	5'	5'	5'	5'	5'	5'
Over 1,000 sqft rear and side yard setback	20'	20'	NA	NA	NA	NA	NA	NA	NA
Setback from alleys where the structure accesses the alley	20'	20'	20'	20'	20'	20'	20'	20'	20'
Minimum separation between accessory buildings or structures under 1,000 sq. ft. and all other buildings	10'-5'	10'-5'	10'-5'	10'-5'	10'-5'	10'-5'	10'-5'	10'-5'	10'-5'
Building Height	20'	20'	20'	20'	20'	20'	20'	20'	20'

Item c: Drucker Plat of Survey



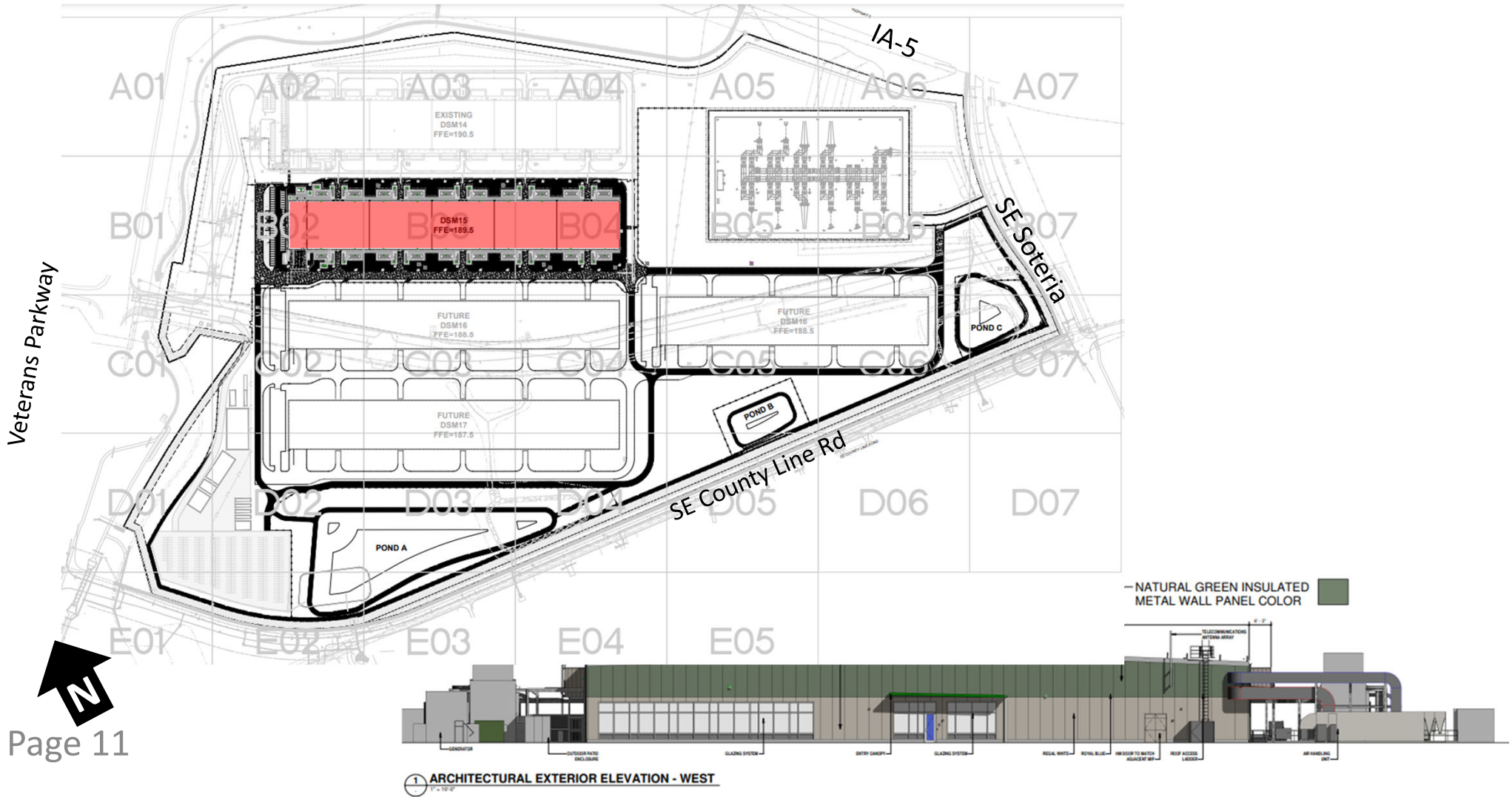
Item d: *Terminate Restrictive Covenant Earlham State Bank*



Item e: Microsoft DSM 15

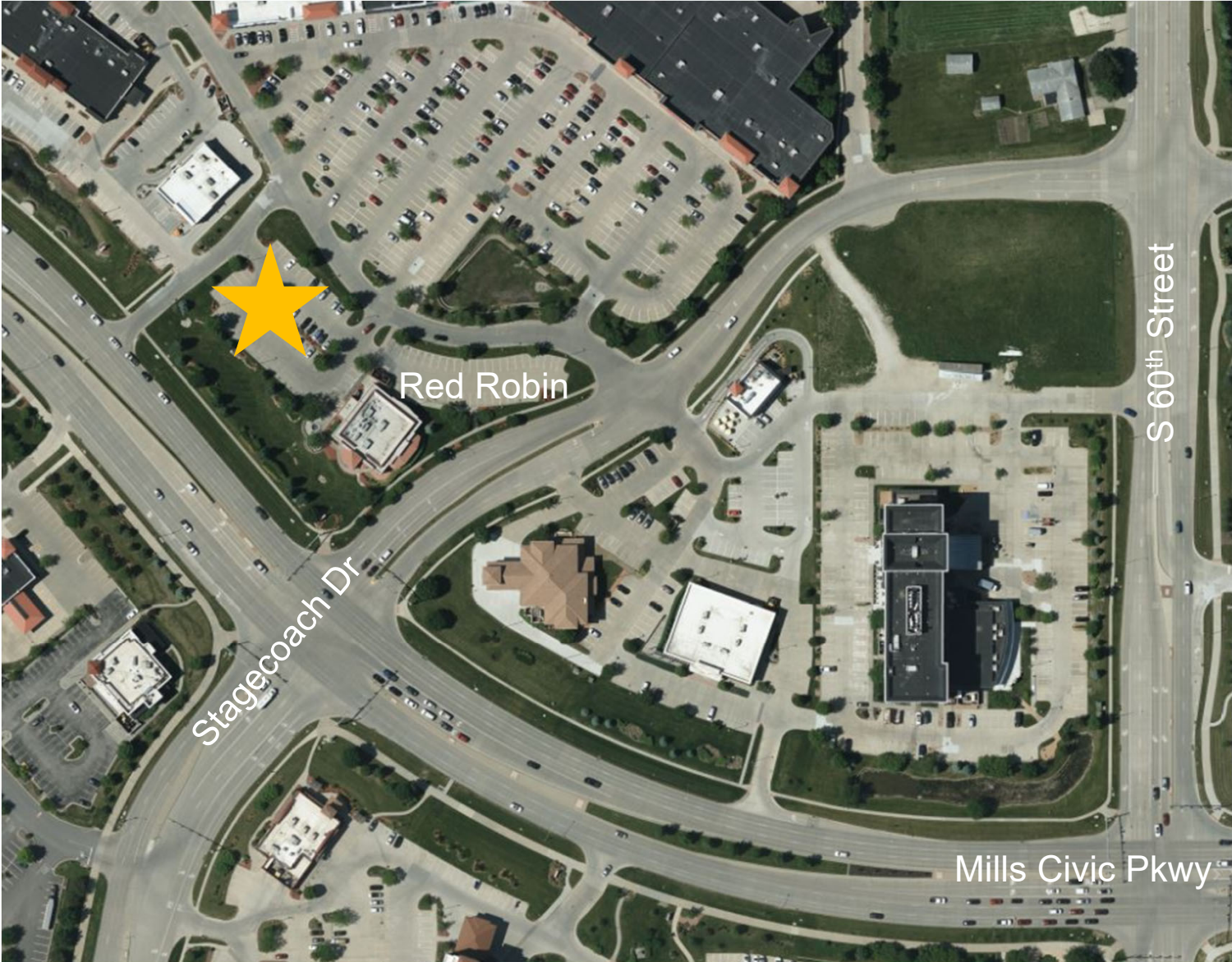


Item e: Microsoft DSM 15

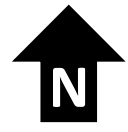
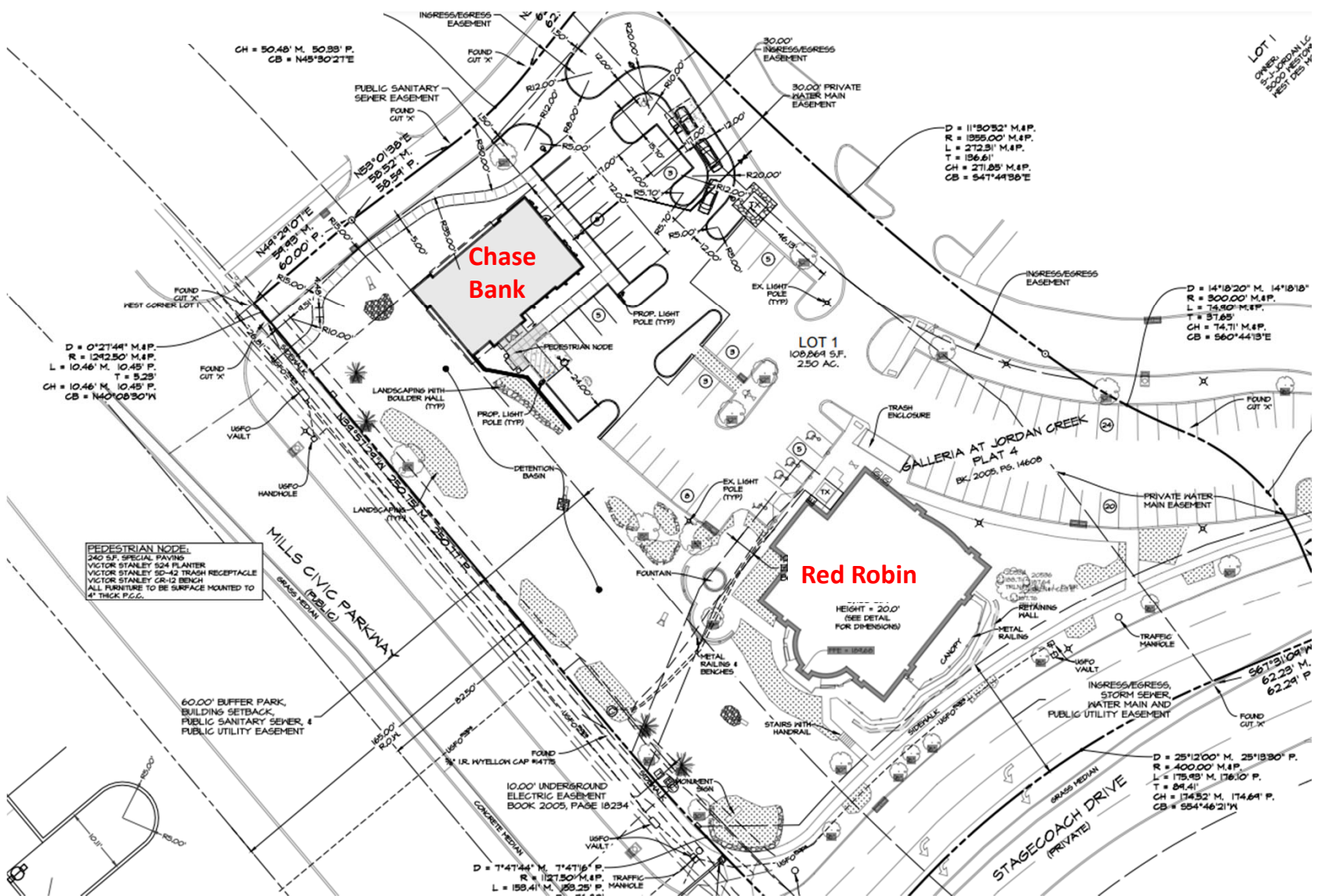


1 ARCHITECTURAL EXTERIOR ELEVATION - WEST
1" = 10' 0"

Item f: Chase Bank

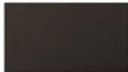



Item f: Chase Bank





Item f: Chase Bank





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STORE FRONT
COLOR: BLACK ANODIZED ALUM.
- 

EIFS
COLOR: ACCESSIBLE BEIGE
SHERWIN WILLIAMS
- 

STONE SILL
COLOR: LIMESTONE
CORONADO
- 

METAL CANOPY
COLOR: BLACK ANODIZED ALUM.
- 

CLEAR GLASS
- 

THIN STONE VENEER - STACK STONE
COLOR: TBD
CORONADO
- 

ROOFING SYSTEM
SYNTHETIC CLAY TILE
COLOR: TERRACOTTA

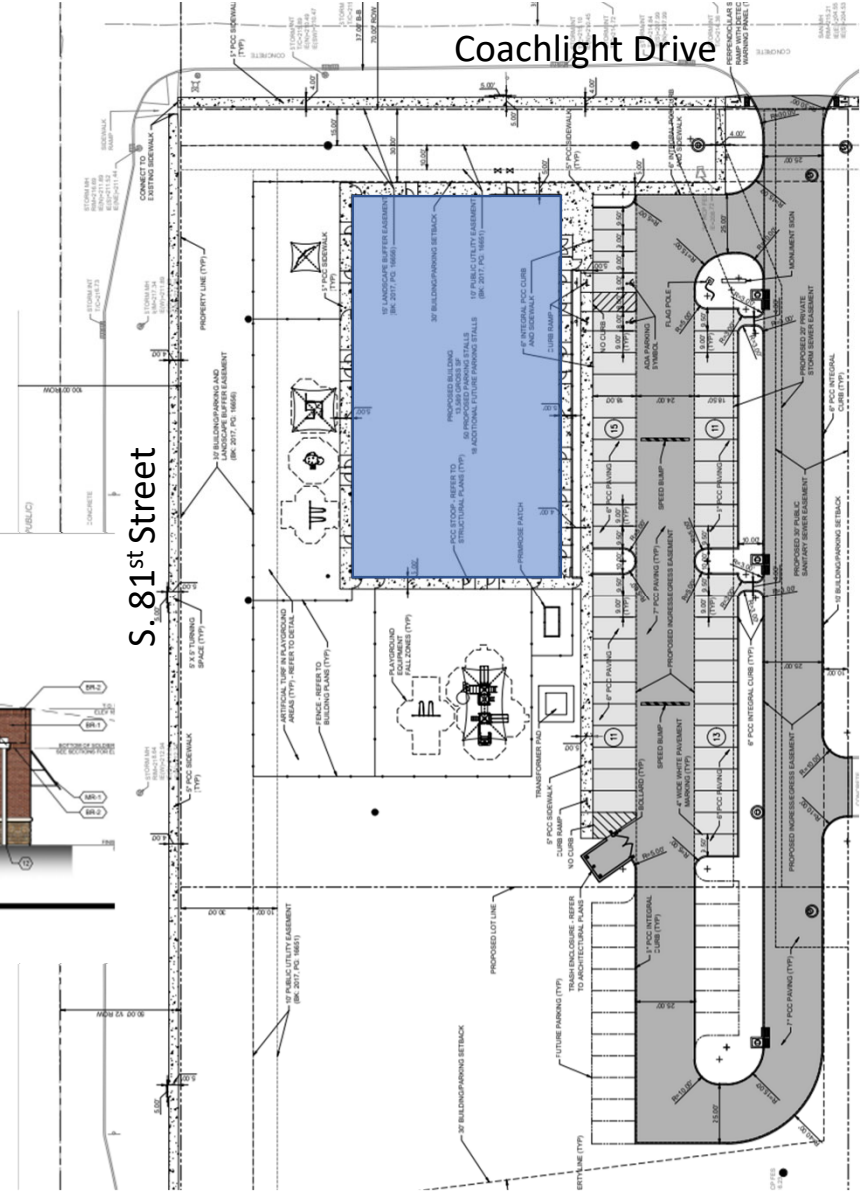
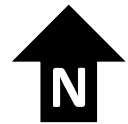
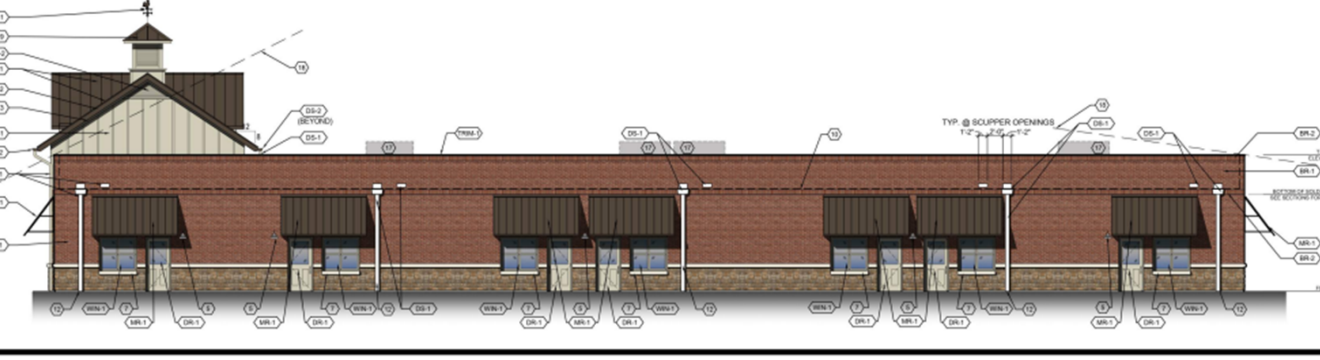
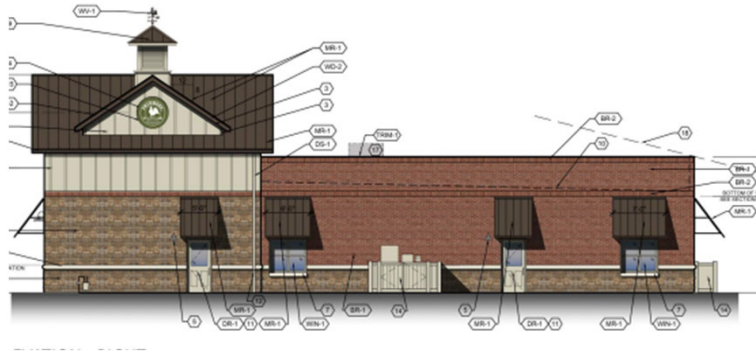


SCALE: 1/4" = 1'

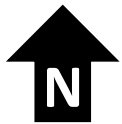
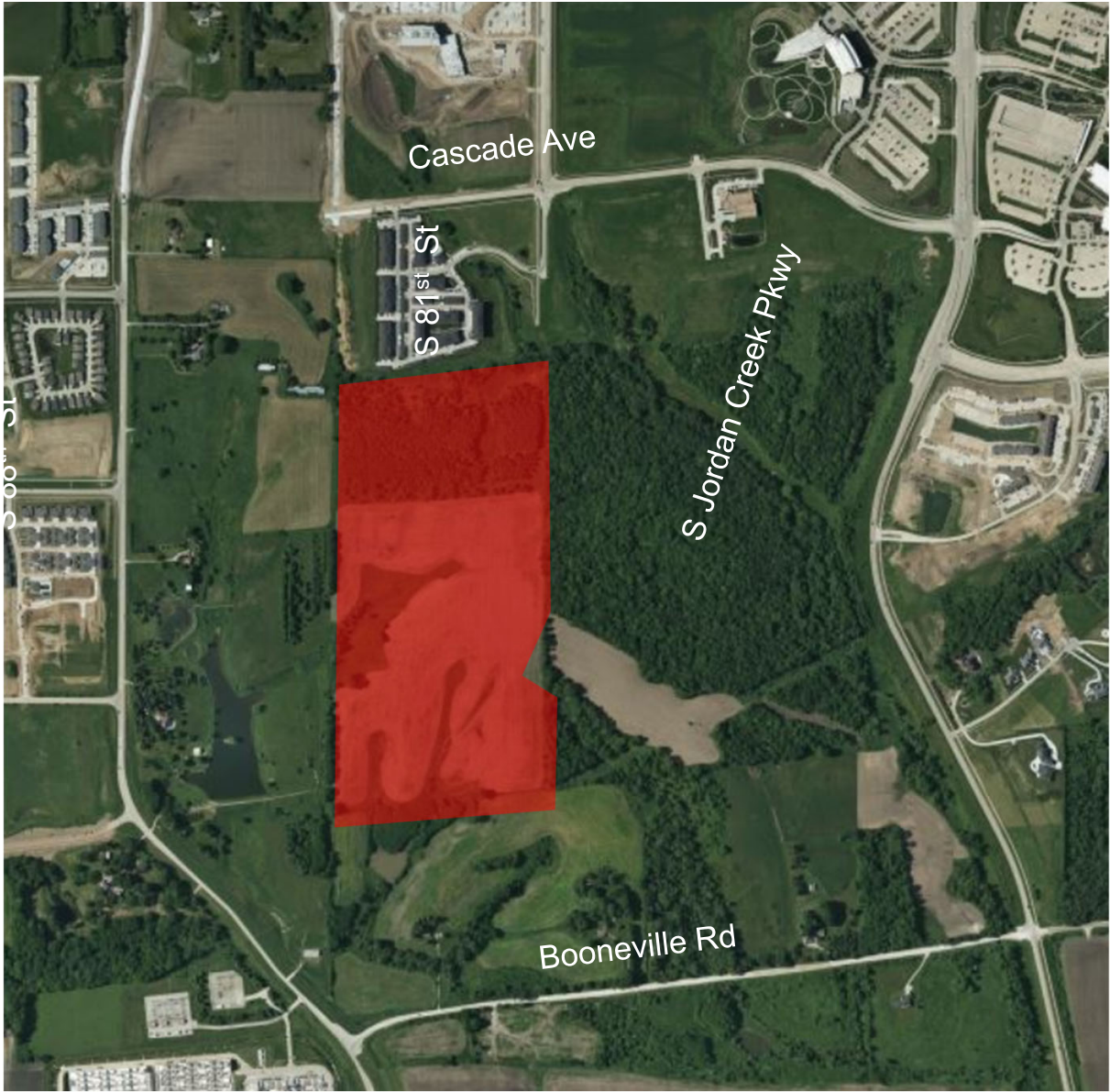
Item g: Primrose School



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Item h: *High Point*



Item h: High Point

